FORM B – BUILDING

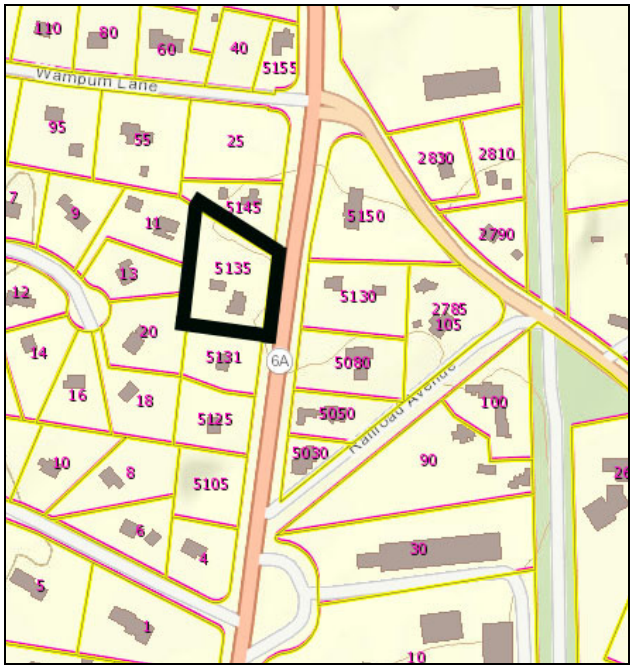
MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number	USGS Quad	Area(s)	Form Number
5-269	ORLEANS		EAS.734

Photograph

View from northeast.

Locus Map (north at top)



Recorded by: Larson Fisher Associates, Inc. with Kathryn Grover

Organization: Eastham Historical Commission

Date: May 2013

Town/City: Town of Eastham

Place: *(neighborhood or village)*: North Eastham

Address: 5135 State Highway

Historic Name: Frank W. & Elizabeth P. Nightingale House

Uses: Present: single-family residence

Original: single-family residence

Date of Construction: 1931-35

Source: tax records

Style/Form: Cape Cod

Architect/Builder: unknown

Exterior Material:

Foundation: parged (undetermined)

Wall/Trim: wood shingles/wood

Roof: asphalt shingles

Outbuildings/Secondary Structures: small barn

Major Alterations *(with dates):* none

Condition: good

Moved: **no** ☒ **yes** ☐ **Date:**

Acreage: 0.69 acre

Setting: The subject property is located on the west side of State Highway/Rt. 6 between Wampum Ln. and Fallon Rd. (west) and between Nauset Rd. and Railroad Ave. (east). Across the highway are mix-use commercial/ residential and office properties. Adjoining this parcel on the north, south and west are single family residential properties.

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.

☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION:

The single story, wood frame house on the subject property is a fine early 20th-century replication of an earlier house style found throughout Cape Cod with its gable roof form, corner boards and five-bay front facade with center entrance. The front door surround has simple pilasters and a four-light transom; the four-panel front door looks to be original. The frieze has dentils; the intact windows on the front facade of the main block are six-over-six double hung sash. (Other windows have been replaced.) An interior brick endwall chimney is on the left (south) side. A recessed gable-roofed ell extends to the right of the house to which a sunporch with secondary entrance has been added off the front under a shed roof. A shed-roofed dormer on the rear has been expanded and cantilevered over the rear facade. There is a small one-story bump-out at the center portion of the rear. The house is clad with weathered wood shingles. The parged foundation could be either stone or concrete block. A wood deck extends off the rear right (northwest) corner of the house.

A small wood frame barn is located to the rear and right of the house (northwest); it is oriented with its vehicular bays/entrances to the north. Its gable roof is asymmetrical with the eaves extending lower on the rear than the front. Sliding vehicular doors are still intact. On its left (east) side that face the street are two large twelve-over-one windows. A lean-to is off the right (west) side.

The yard north of the house and garage is fenced with wood planks and posts and wire, evidently for animals. Numerous mature deciduous trees are contained on the lot, while a few evergreen trees line the border the property on the south. Access to the property is via two curb cuts on State Highway off of which an unimproved driveway curves around to the rear (west) of the fenced area to a shared driveway easement running along the north property line.

HISTORICAL NARRATIVE

Eastham tax records and Barnstable County deeds document that the house at 5135 State Highway was built between 1931 and 1935. In 1878 Henry C. Prescott of Boston bought the eighteen-acre parcel on which 5135 State Highway was later built, and after his death in 1888 his wife, Mary Ann Kader Prescott, and daughter Annie owned the undeveloped tract until 1931.[1] Born in 1821 in Newfane, Vermont, Henry C. Prescott was boarding in Boston and working as a stabler in 1850. In 1851 he married Mary Ann Krader of Boston, and by 1870 the couple was living in Boston with their daughter Annie L., born about 1852, and Prescott's mother-in-law Mary Ann Holt Krader. After Prescott's death his wife and daughter moved to Hingham. The 1910 census shows them living in a hotel in that town. In 1911 Mary Ann Krader Prescott deeded the North Eastham parcel to her daughter, and she died the same year in Cohasset at the age of eighty-six.

Tax records for 1931 show Annie L. Prescott with ten acres of woodland but no buildings in the town. In October that year she sold the parcel to Frank W. Nightingale of Quincy.[2] Born in 1867, Francis Wyman Nightingale was the son of Quincy farmer Wyman B. Nightingale and his daughter Sarah Perry. By 1900 he was working as a rent collector and living in a Quincy boardinghouse. In 1907 he married Elizabeth Tileston Pratt of Weymouth, and by 1920 the couple was living in a Quincy lodging house; Nightingale was a real estate manager at that time. By 1930 the couple ran their own lodging house in Quincy, and Frank worked as a bank messenger.

The 1931 deed between Annie Prescott and Nightingale did not mention buildings, but a 1935 mortgage on the property mentions land and buildings. Tax records for 1937 show Nightingale with ten acres, a house valued at $2500, a shop valued at $250, and a cottage valued at $300. He died between 1937 and 1947, and tax records for the latter year show his widow with the house and ten acres. The ten-acre lot was subdivided to create the 30,002-square-foot lot that comprises the subject property in about 1973.[3] In 1953, after Elizabeth Nightingale's death, the property was acquired by Philip L. and Gladys V. Pingree of Weymouth. The Pingrees sold it in 1973. Gregg O. and Daria M. Rose of Orleans acquired it in 1994; Daria Rose is the current owner.[4]

BIBLIOGRAPHY and/or REFERENCES

Barnstable County Registry of Deeds. Deeds and Subdivision Maps.
Deyo, Simeon L., ed. *History of Barnstable County, Massachusetts, 1620-1890*. New York: H. W. Blake, 1890.
Dudley, Dean (1823-1906). *Historical Sketches of the Towns and Cities of Plymouth and Barnstable Counties, Mass*. Wakefield, MA: Dean Dudley, 1873.

[1] Mary A. Prescott to Annie L. Prescott, 1 April 1911, Barnstable County Registry of Deeds (hereafter cited as BCD) 309:111 provides a complete deed history for the property.
[2] Annie L. Prescott to Frank W. Nightingale, 8 October 1931, BCD 484:209.
[3] Note on Sept. 8, 1977, site plan (shown below): "Remainder of Lot 1 shown on a plan made for Jay M. Glerum & Leslie Glerum dated Nov. 1, 1973, 2.94 +/- ac."
[4] Blanche S. Hall to Philip L. and Gladys V. Pingree, 31 December 1953, BCD 863:104; Philip L. and Gladys V. Pingree, trustees Pingree Family Trust, to Jay and Leslie Glerum, 7 September 1973, BCD 1929:189; David A. McHoul to Gregg O. and Daria M. Rose, 7 July 1994, BCD 9272:278; Roses to Daria M. Rose, 23 December 2003, BCD 18062:193. See also "Plan of Lands of Frank W. Nightingale and George E. Hardwick at North Eastham, Mass.," October 1931, Barnstable County Registry of Deeds Plan (hereafter cited as BCP) 45:5, and "Plan of Land in Eastham, Mass. Made for Jay M. Glerum and Leslie Glerum," 7 September 1977, BCP 317:59.

Continuation sheet 1

Town of Eastham Tax Commitment Books. 1902-57.
Freeman, Frederick (1799-1883). *The History of Cape Cod: The Annals of Barnstable County and of its Several Towns, Including the District of Mashpee*. 2 vols. Boston : Printed for the author by Geo C. Rand & Avery, 1860-1862.
Kittredge, Henry C. *Cape Cod: Its People and Their History*. 1930. Reprint. Orleans, MA: Parnassus Imprints, 1968.
Lowe, Alice Albert. *Nauset on Cape Cod: A History of Eastham*. Falmouth, MA: Eastham Historical Society. 1968.
Massachusetts Department of Conservation, Cape Cod Commission, and Boston University. *Heritage Landscape Inventory Report: Eastham, Massachusetts*. Massachusetts Heritage Landscape Inventory Program, December 2010.
Massachusetts Historical Commission. "Reconnaissance Survey Report: Eastham." Typescript, Massachusetts Historical Commission, Boston, 1984.
McKenzie, Matthew. *Clearing the Coastline: The Nineteenth-Century Ecological and Cultural Transformation of Cape Cod*. Hanover, NH, and London: University Press of New England, 2010.
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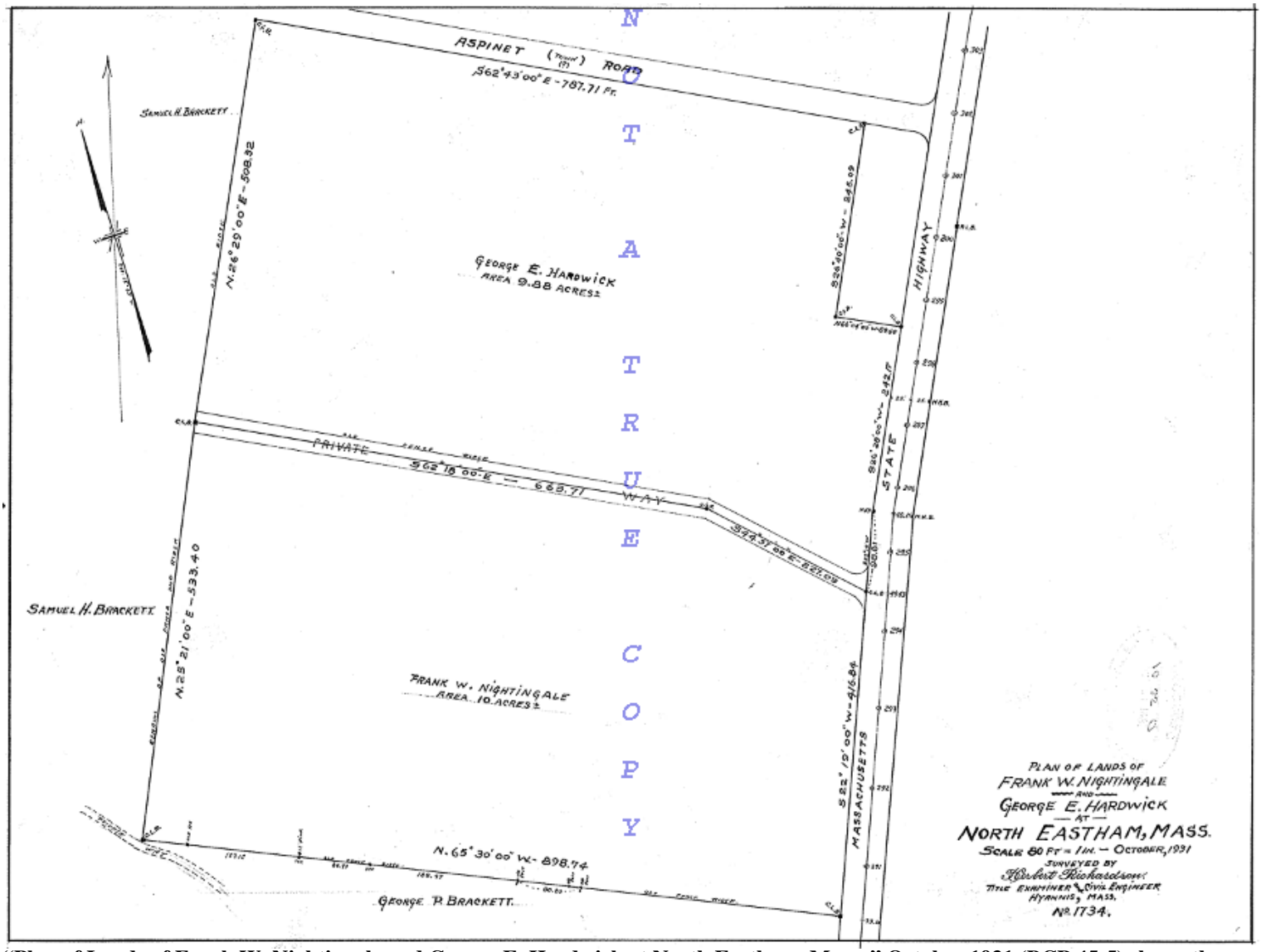
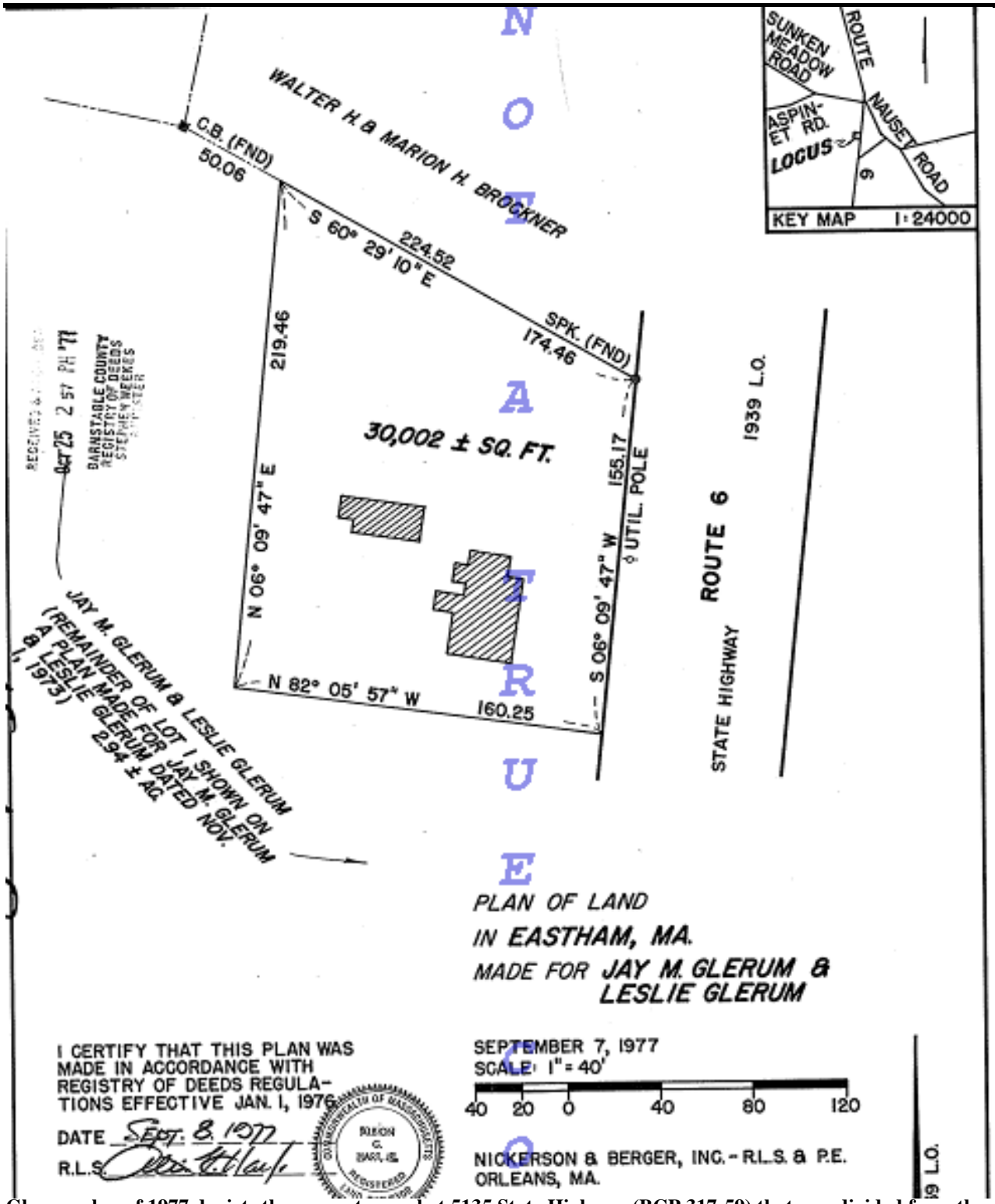
Thompson, Elroy Sherman. *History of Plymouth, Norfolk and Barnstable Counties, Massachusetts.* 3 vols. New York: Lewis Historical Publishing Company, 1928.
Trayser, Donald G. *Eastham, Massachusetts, 1651-1951: Eastham's Three Centuries*. Lexington, MA: Hancock Press for Eastham Tercentenary Committee, 1951.

MAPS
Walling, Henry F. *Map of the Counties of Barnstable, Dukes and Nantucket Massachusetts Based upon the Trigonometrical Survey of the State*. New York: D. R. Smith and Co.,1858.
Official Topographical Atlas of Massachusetts Compiled and Corrected by H. F. Walling and O. W. Gray. Boston: Stedman, Brown and Lyon, 1871.
Atlas of Barnstable County, Massachusetts. Boston: George H. Walker and Co., 1880.
Atlas of Massachusetts from Topographical Surveys Made in Co-operation by the United States Geological Survey and the Commissioners of the Commonwealth 1884-1888. Boston: Commissioners of the Commonwealth, 1890.
Atlas of Barnstable County, Massachusetts . . . from Official Plans and Actual Surveys. Boston: Walker Lithograph and Publishing Co., 1905, 1910.

SUPPLEMENTARY IMAGES



"Plan of Lands of Frank W. Nightingale and George E. Hardwick at North Eastham, Mass.," October 1931 (BCP 45:5) shows the ten-acre parcel on which 5135 State Highway was built at south.

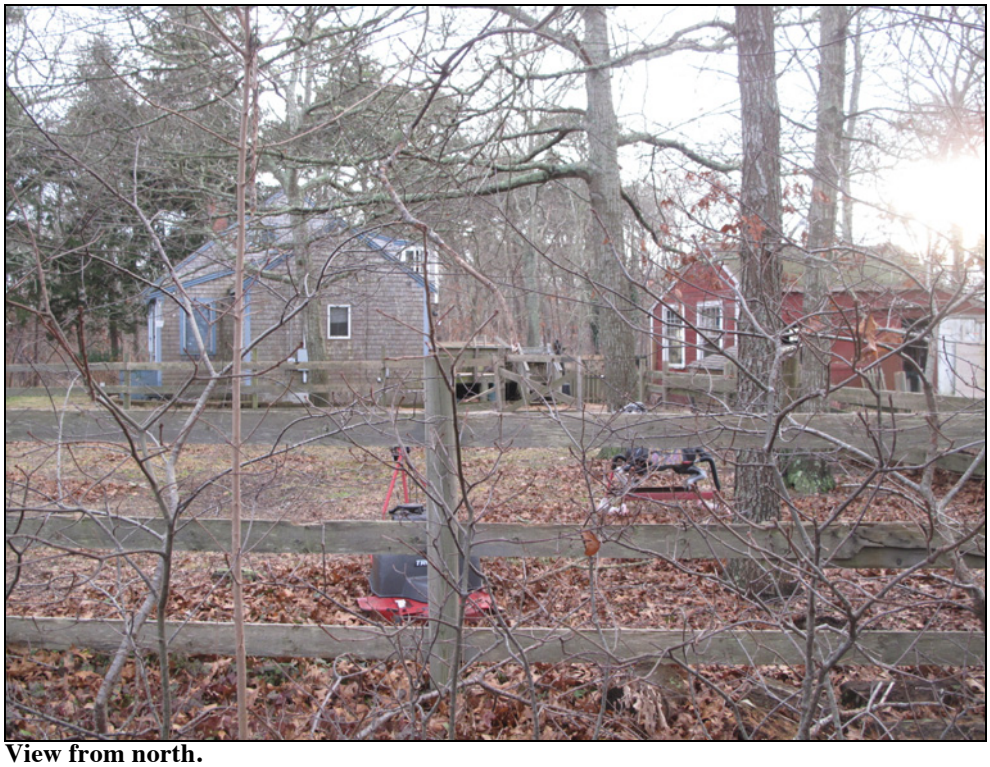


Glerum plan of 1977 depicts the current parcel at 5135 State Highway (BCP 317:59) that was divided from the 10-acre tract shown on the 1931 plan.

PHOTOGRAPHS

(credit Larson Fisher Associates, 2012-2013 unless otherwise noted)

View from east.



View from north.